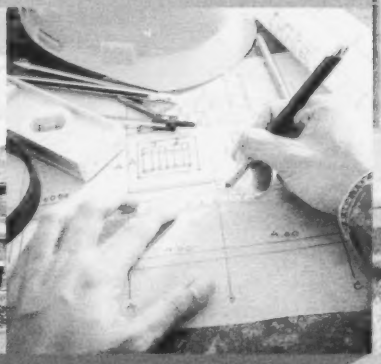
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Gatineau[1]

Date Released: Second Quarter 2018



[1] Quebec part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

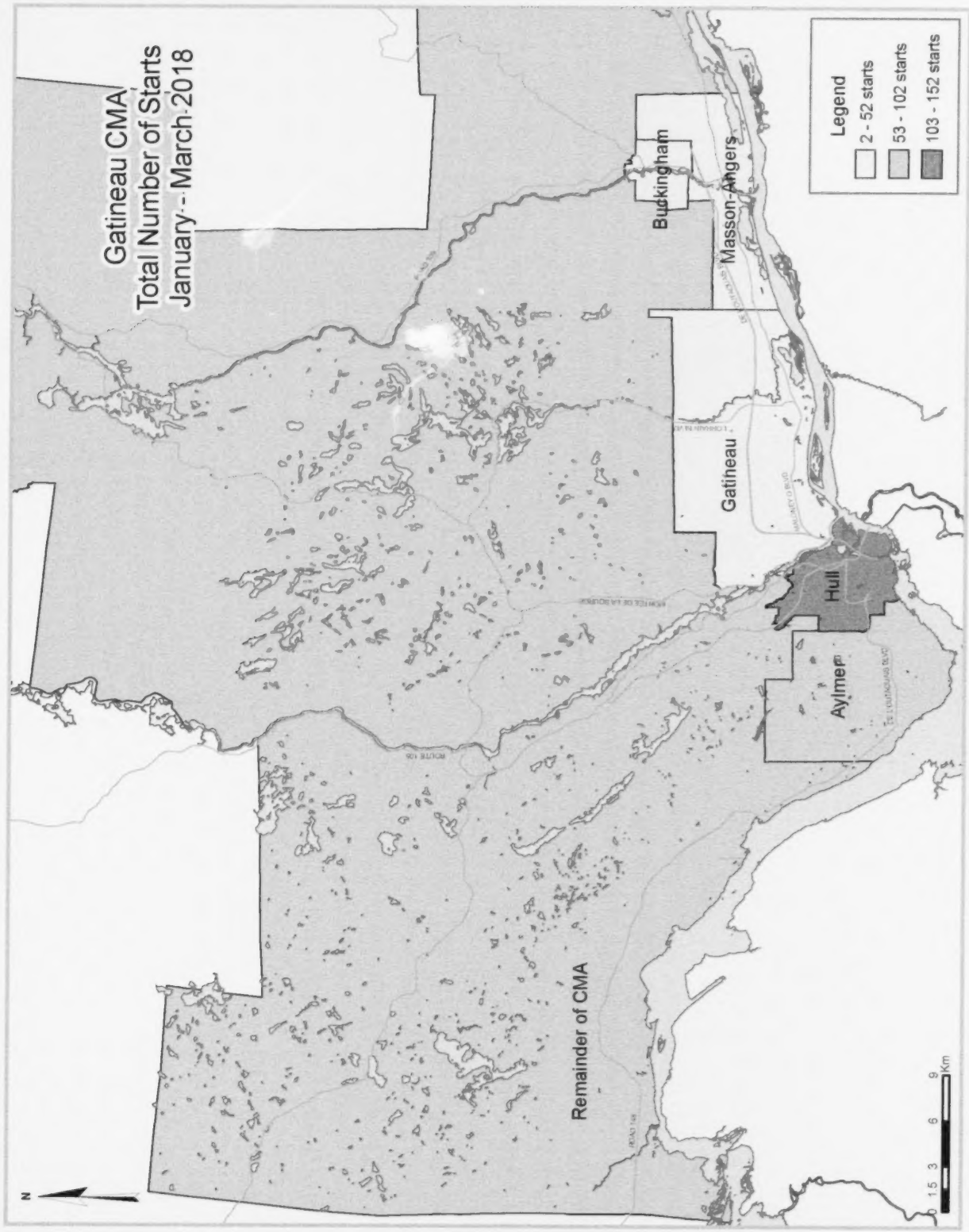
Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer


Gatineau CMA
Total Number of Starts
January - March 2018
Legend
2 - 52 starts
53 - 102 starts
103 - 152 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2018								
Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Jan. 2018	Feb. 2018	Mar. 2018	Jan. 2018	Feb. 2018	Mar. 2018
Single-Detached	375	420	471	551	543	496	525	525
Multiples	1,444	1,450	2,544	120	384	1,142	802	754
Total	1,819	1,870	3,015	671	927	1,638	1,327	1,279
	Quarterly SAAR		Actual			YTD		
	2017 Q4	2018 Q1	2017 Q1	2018 Q1	% change	2017 Q1	2018 Q1	% change
Single-Detached	489	644	41	57	39.0%	41	57	39.0%
Multiples	509	1,116	418	254	-39.2%	418	254	-39.2%
Total	998	1,760	459	311	-32.2%	459	311	-32.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion)
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2018	57	34	4	0	0	148	0	68	311
Q1 2017	41	34	15	0	6	42	0	321	459
% Change	39.0	0.0	-73.3	n/a	-100.0	**	n/a	-78.8	-32.2
Year-to-date 2018	57	34	4	0	0	148	0	68	311
Year-to-date 2017	41	34	15	0	6	42	0	321	459
% Change	39.0	0.0	-73.3	n/a	-100.0	**	n/a	-78.8	-32.2
UNDER CONSTRUCTION									
Q1 2018	213	42	32	0	5	164	0	826	1,282
Q1 2017	140	46	81	0	6	292	0	667	1,302
% Change	52.1	-8.7	-60.5	n/a	-16.7	-43.8	n/a	23.8	-1.5
COMPLETIONS									
Q1 2018	149	32	30	0	0	68	0	279	558
Q1 2017	70	34	26	0	0	86	0	4	220
% Change	112.9	-5.9	15.4	n/a	n/a	-20.9	n/a	**	153.6
Year-to-date 2018	149	32	30	0	0	68	0	279	558
Year-to-date 2017	70	34	26	0	0	86	0	4	220
% Change	112.9	-5.9	15.4	n/a	n/a	-20.9	n/a	**	153.6
COMPLETED & NOT ABSORBED									
Q1 2018	49	42	24	0	1	161	n/a	n/a	277
Q1 2017	59	39	27	0	0	189	n/a	n/a	314
% Change	-16.9	7.7	-11.1	n/a	n/a	-14.8	n/a	n/a	-11.8
ABSORBED									
Q1 2018	151	32	26	0	1	32	n/a	n/a	242
Q1 2017	98	48	21	0	0	58	n/a	n/a	225
% Change	54.1	-33.3	23.8	n/a	n/a	-44.8	n/a	n/a	7.6
Year-to-date 2018	151	32	26	0	1	32	n/a	n/a	242
Year-to-date 2017	98	48	21	0	0	58	n/a	n/a	225
% Change	54.1	-33.3	23.8	n/a	n/a	-44.8	n/a	n/a	7.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q1 2018	12	32	0	0	0	148	0	65	257
Q1 2017	15	34	12	0	6	42	0	320	429
Aylmer									
Q1 2018	2	12	0	0	0	78	0	60	152
Q1 2017	8	14	10	0	6	42	0	314	394
Hull									
Q1 2018	1	0	0	0	0	70	0	5	76
Q1 2017	2	0	0	0	0	0	0	6	8
Gatineau									
Q1 2018	9	12	0	0	0	0	0	0	21
Q1 2017	4	10	0	0	0	0	0	0	14
Buckingham									
Q1 2018	0	6	0	0	0	0	0	0	6
Q1 2017	0	6	0	0	0	0	0	0	6
Masson-Angers									
Q1 2018	0	2	0	0	0	0	0	0	2
Q1 2017	1	4	2	0	0	0	0	0	7
Rest of the CMA (Quebec portion)									
Q1 2018	45	2	4	0	0	0	0	3	54
Q1 2017	26	0	3	0	0	0	0	1	30
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2018	57	34	4	0	0	148	0	68	311
Q1 2017	41	34	15	0	6	42	0	321	459

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q1 2018	18	32	14	0	5	164	0	821	1,054
Q1 2017	28	46	78	0	6	292	0	659	1,179
Aylmer									
Q1 2018	8	8	14	0	5	94	0	378	507
Q1 2017	14	20	64	0	6	190	0	413	707
Hull									
Q1 2018	1	0	0	0	0	70	0	265	336
Q1 2017	6	0	0	0	0	94	0	162	262
Gatineau									
Q1 2018	8	12	0	0	0	0	0	174	194
Q1 2017	7	12	6	0	0	8	0	34	137
Buckingham									
Q1 2018	0	10	0	0	0	0	0	4	14
Q1 2017	0	10	0	0	0	0	0	50	60
Masson-Angers									
Q1 2018	1	2	0	0	0	0	0	0	3
Q1 2017	1	4	8	0	0	0	0	0	13
Rest of the CMA (Quebec portion)									
Q1 2018	195	10	18	0	0	0	0	5	228
Q1 2017	112	0	3	0	0	0	0	8	123
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2018	213	42	32	0	5	164	0	826	1,282
Q1 2017	140	46	81	0	6	292	0	667	1,302

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q1 2018	32	22	28	0	0	68	0	259	409
Q1 2017	14	32	24	0	0	86	0	3	159
Aylmer									
Q1 2018	10	8	24	0	0	24	0	174	240
Q1 2017	4	12	24	0	0	86	0	0	126
Hull									
Q1 2018	1	0	0	0	0	44	0	81	126
Q1 2017	0	0	0	0	0	0	0	3	3
Gatineau									
Q1 2018	18	2	4	0	0	0	0	0	24
Q1 2017	7	16	0	0	0	0	0	0	23
Buckingham									
Q1 2018	0	4	0	0	0	0	0	0	4
Q1 2017	0	2	0	0	0	0	0	0	2
Masson-Angers									
Q1 2018	3	8	0	0	0	0	0	4	15
Q1 2017	3	2	0	0	0	0	0	0	5
Rest of the CMA (Quebec portion)									
Q1 2018	117	10	2	0	0	0	0	20	149
Q1 2017	56	2	2	0	0	0	0	1	61
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2018	149	32	30	0	0	68	0	279	558
Q1 2017	70	34	26	0	0	86	0	4	220

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q1 2018	13	35	21	0	1	158	n/a	n/a	228
Q1 2017	26	35	27	0	0	189	n/a	n/a	277
Aylmer									
Q1 2018	4	12	21	0	1	49	n/a	n/a	87
Q1 2017	5	12	21	0	0	135	n/a	n/a	173
Hull									
Q1 2018	1	0	0	0	0	93	n/a	n/a	94
Q1 2017	16	0	0	0	0	14	n/a	n/a	30
Gatineau									
Q1 2018	7	0	0	0	0	16	n/a	n/a	23
Q1 2017	5	18	6	0	0	40	n/a	n/a	69
Buckingham									
Q1 2018	0	14	0	0	0	0	n/a	n/a	14
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Masson-Angers									
Q1 2018	1	9	0	0	0	0	n/a	n/a	10
Q1 2017	0	5	0	0	0	0	n/a	n/a	5
Rest of the CMA (Quebec portion)									
Q1 2018	36	7	3	0	0	3	n/a	n/a	49
Q1 2017	33	4	0	0	0	0	n/a	n/a	37
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2018	49	42	24	0	1	161	n/a	n/a	277
Q1 2017	59	39	27	0	0	189	n/a	n/a	314

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q1 2018	30	27	25	0	1	32	n/a	n/a	115
Q1 2017	28	45	19	0	0	54	n/a	n/a	146
Aylmer									
Q1 2018	9	15	21	0	1	29	n/a	n/a	75
Q1 2017	7	15	16	0	0	42	n/a	n/a	80
Hull									
Q1 2018	3	0	0	0	0	3	n/a	n/a	6
Q1 2017	11	0	0	0	0	2	n/a	n/a	13
Gatineau									
Q1 2018	15	3	4	0	0	0	n/a	n/a	22
Q1 2017	6	21	3	0	0	10	n/a	n/a	40
Buckingham									
Q1 2018	0	1	0	0	0	0	n/a	n/a	1
Q1 2017	0	2	0	0	0	0	n/a	n/a	2
Masson-Angers									
Q1 2018	3	8	0	0	0	0	n/a	n/a	11
Q1 2017	4	7	0	0	0	0	n/a	n/a	11
Rest of the CMA (Quebec portion)									
Q1 2018	121	5	1	0	0	0	n/a	n/a	127
Q1 2017	70	3	2	0	0	0	n/a	n/a	75
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2018	151	32	26	0	1	32	n/a	n/a	242
Q1 2017	98	48	21	0	0	54	n/a	n/a	221

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Quebec portion) - 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	420	190	111	0	11	104	0	1,034	1,870
% Change	12.0	-12.8	-6.7	n/a	n/a	-78.8	n/a	67.9	2.8
2016	375	218	119	0	0	491	0	616	1,819
% Change	-11.1	-33.9	17.8	n/a	-100.0	86.7	n/a	38.4	14.8
2015	422	330	101	0	23	263	0	445	1,584
% Change	-11.9	17.0	-46.6	n/a	-67.6	-51.7	n/a	31.7	-16.8
2014	479	282	189	0	71	544	0	338	1,903
% Change	0.8	36.9	-6.4	n/a	91.9	19.6	-100.0	-38.0	-1.1
2013	475	206	202	0	37	455	4	545	1,924
% Change	-31.0	-55.4	-25.5	n/a	19.4	-22.4	0.0	-24.0	-30.3
2012	688	462	271	0	31	586	4	717	2,759
% Change	-12.2	18.5	-4.9	n/a	**	6.0	n/a	161.7	14.0
2011	784	390	285	0	4	553	0	274	2,420
% Change	-13.8	-48.0	31.3	n/a	-69.2	31.0	-100.0	-17.5	-9.9
2010	910	750	217	0	13	422	7	332	2,687
% Change	-13.8	3.0	-12.9	n/a	n/a	-34.1	-79.4	-5.7	-13.8
2009	1,056	728	249	0	0	640	34	352	3,116
% Change	-5.7	4.3	19.1	n/a	-100.0	31.4	183.3	-46.3	-5.7
2008	1,120	698	209	0	45	487	12	656	3,304

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
City of Gatineau	12	15	32	34	0	16	213	364	257	429	-40.1
Aylmer	2	8	12	14	0	16	138	356	152	394	-61.4
Hull	1	2	0	0	0	0	75	6	76	8	**
Gatineau	9	4	12	10	0	0	0	0	21	14	50.0
Buckingham	0	0	6	6	0	0	0	0	6	6	0.0
Masson-Angers	0	1	2	4	0	0	0	2	2	7	-71.4
Rest of the CMA (Quebec portion)	45	26	2	0	0	3	7	1	54	30	80.0
Ottawa-Gatineau CMA (Quebec portion)	57	41	34	34	0	19	220	365	311	459	-32.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
City of Gatineau	12	15	32	34	0	16	213	364	257	429	-40.1
Aylmer	2	8	12	14	0	16	138	356	152	394	-61.4
Hull	1	2	0	0	0	0	75	6	76	8	**
Gatineau	9	4	12	10	0	0	0	0	21	14	50.0
Buckingham	0	0	6	6	0	0	0	0	6	6	0.0
Masson-Angers	0	1	2	4	0	0	0	2	2	7	-71.4
Rest of the CMA (Quebec portion)	45	26	2	0	0	3	7	1	54	30	80.0
Ottawa-Gatineau CMA (Quebec portion)	57	41	34	34	0	19	220	365	311	459	-32.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
City of Gatineau	0	16	0	0	148	44	65	320
Aylmer	0	16	0	0	78	42	60	314
Hull	0	0	0	0	70	0	5	6
Gatineau	0	0	0	0	0	0	0	0
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	2	0	0
Rest of the CMA (Quebec portion)	0	3	0	0	4	0	3	1
Ottawa-Gatineau CMA (Quebec portion)	0	19	0	0	152	44	68	321

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	0	16	0	0	148	44	65	320
Aylmer	0	16	0	0	78	42	60	314
Hull	0	0	0	0	70	0	5	6
Gatineau	0	0	0	0	0	0	0	0
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	2	0	0
Rest of the CMA (Quebec portion)	0	3	0	0	4	0	3	1
Ottawa-Gatineau CMA (Quebec portion)	0	19	0	0	152	44	68	321

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
City of Gatineau	44	61	148	48	65	320	257	429
Aylmer	14	32	78	48	60	314	152	394
Hull	1	2	70	0	5	6	76	8
Gatineau	21	14	0	0	0	0	21	14
Buckingham	6	6	0	0	0	0	6	6
Masson-Angers	2	7	0	0	0	0	2	7
Rest of the CMA (Quebec portion)	51	29	0	0	3	1	54	30
Ottawa-Gatineau CMA (Quebec portion)	95	90	148	48	68	321	311	459

Table 2.5: Starts by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	44	61	148	48	65	320	257	429
Aylmer	14	32	78	48	60	314	152	394
Hull	1	2	70	0	5	6	76	8
Gatineau	21	14	0	0	0	0	21	14
Buckingham	6	6	0	0	0	0	6	6
Masson-Angers	2	7	0	0	0	0	2	7
Rest of the CMA (Quebec portion)	51	29	0	0	3	1	54	30
Ottawa-Gatineau CMA (Quebec portion)	95	90	148	48	68	321	311	459

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
City of Gatineau	32	14	22	32	28	24	327	89	409	159	157.2
Aylmer	10	4	8	12	24	24	198	86	240	126	90.5
Hull	1	0	0	0	0	0	125	3	126	3	**
Gatineau	18	7	2	16	4	0	0	0	24	23	4.3
Buckingham	0	0	4	2	0	0	0	0	4	2	100.0
Masson-Angers	3	3	8	2	0	0	4	0	15	5	200.0
Rest of the CMA (Quebec portion)	117	56	10	2	0	0	22	3	149	61	144.3
Ottawa-Gatineau CMA (Quebec portion)	149	70	32	34	28	24	349	92	558	220	153.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
City of Gatineau	32	14	22	32	28	24	327	89	409	159	157.2
Aylmer	10	4	8	12	24	24	198	86	240	126	90.5
Hull	1	0	0	0	0	0	125	3	126	3	**
Gatineau	18	7	2	16	4	0	0	0	24	23	4.3
Buckingham	0	0	4	2	0	0	0	0	4	2	100.0
Masson-Angers	3	3	8	2	0	0	4	0	15	5	200.0
Rest of the CMA (Quebec portion)	117	56	10	2	0	0	22	3	149	61	144.3
Ottawa-Gatineau CMA (Quebec portion)	149	70	32	34	28	24	349	92	558	220	153.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
City of Gatineau	28	24	0	0	68	86	259	3
Aylmer	24	24	0	0	24	86	174	0
Hull	0	0	0	0	44	0	81	3
Gatineau	4	0	0	0	0	0	0	0
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	2	20	1
Ottawa-Gatineau CMA (Quebec portion)	28	24	0	0	70	88	279	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	28	24	0	0	68	86	259	3
Aylmer	24	24	0	0	24	86	174	0
Hull	0	0	0	0	44	0	81	3
Gatineau	4	0	0	0	0	0	0	0
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	2	20	1
Ottawa-Gatineau CMA (Quebec portion)	28	24	0	0	70	88	279	4

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
City of Gatineau	82	70	68	86	259	3	409	159
Aylmer	42	40	24	86	174	0	240	126
Hull	1	0	44	0	81	3	126	3
Gatineau	24	23	0	0	0	0	24	23
Buckingham	4	2	0	0	0	0	4	2
Masson-Angers	11	5	0	0	4	0	15	5
Rest of the CMA (Quebec portion)	129	60	0	0	20	1	149	61
Ottawa-Gatineau CMA (Quebec portion)	211	130	68	86	279	4	558	220

Table 3.5: Completions by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	82	70	68	86	259	3	409	159
Aylmer	42	40	24	86	174	0	240	126
Hull	1	0	44	0	81	3	126	3
Gatineau	24	23	0	0	0	0	24	23
Buckingham	4	2	0	0	0	0	4	2
Masson-Angers	11	5	0	0	4	0	15	5
Rest of the CMA (Quebec portion)	129	60	0	0	20	1	149	61
Ottawa-Gatineau CMA (Quebec portion)	211	130	68	86	279	4	558	220

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q1 2018	0	0.0	0	0.0	7	36.8	7	36.8	5	26.3	19	467,500	464,576
Q1 2017	0	0.0	3	12.0	11	44.0	4	16.0	7	28.0	25	370,000	418,097
Year-to-date 2018	0	0.0	0	0.0	7	36.8	7	36.8	5	26.3	19	467,500	464,576
Year-to-date 2017	0	0.0	3	12.0	11	44.0	4	16.0	7	28.0	25	370,000	418,097
Aylmer													
Q1 2018	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	-	558,852
Q1 2017	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	-	-
Year-to-date 2018	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	-	558,852
Year-to-date 2017	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	-	-
Hull													
Q1 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Q1 2017	0	0.0	0	0.0	7	63.6	4	36.4	0	0.0	11	-	377,133
Year-to-date 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	7	63.6	4	36.4	0	0.0	11	-	377,133
Gatineau													
Q1 2018	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	-	-
Q1 2017	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	-	-
Year-to-date 2017	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	-	-
Buckingham													
Q1 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Masson-Angers													
Q1 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q1 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Rest of the CMA (Quebec portion)													
Q1 2018	1	3.6	12	42.9	7	25.0	6	21.4	2	7.1	28	-	311,546
Q1 2017	0	0.0	9	25.7	10	28.6	9	25.7	7	20.0	35	-	415,551
Year-to-date 2018	1	3.6	12	42.9	7	25.0	6	21.4	2	7.1	28	-	311,546
Year-to-date 2017	0	0.0	9	25.7	10	28.6	9	25.7	7	20.0	35	-	415,551
Ottawa-Gatineau CMA (Quebec portion)													
Q1 2018	1	2.1	12	25.5	14	29.8	13	27.7	7	14.9	47	372,500	390,737
Q1 2017	0	0.0	12	20.0	21	35.0	13	21.7	14	23.3	60	380,000	403,446
Year-to-date 2018	1	2.1	12	25.5	14	29.8	13	27.7	7	14.9	47	372,500	390,737
Year-to-date 2017	0	0.0	12	20.0	21	35.0	13	21.7	14	23.3	60	380,000	403,446

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2018

Submarket	Q1 2018	Q1 2017	% Change	YTD 2018	YTD 2017	% Change
City of Gatineau	464,576	418,097	11.1	464,576	418,097	11.1
Aylmer	558,852	-	n/a	558,852	-	n/a
Hull	-	377,133	n/a	-	377,133	n/a
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	311,546	415,551	-25.0	311,546	415,551	-25.0
Ottawa-Gatineau CMA (Quebec portion)	390,737	403,446	-3.2	390,737	403,446	-3.2

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2018	709	1,676	1,964	262,603	8.3	263,346	7.9
Q1 2017	810	1,839	2,301	264,881	8.5	256,480	8.8
% Change	-12.5	-8.9	-14.7	-0.9	n/a	2.7	n/a
YTD 2018	709	1,676	1,964	262,603	8.3	n/a	n/a
YTD 2017	810	1,839	2,301	264,881	8.5	n/a	n/a
% Change	-12.5	-8.9	-14.7	-0.9	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2018	137	368	491	184,968	10.8	178,113	11.8
Q1 2017	119	410	577	174,288	14.5	170,109	15.3
% Change	15.1	-10.2	-14.9	6.1	n/a	4.7	n/a
YTD 2018	137	368	491	184,968	10.8	n/a	n/a
YTD 2017	119	410	577	174,288	14.5	n/a	n/a
% Change	15.1	-10.2	-14.9	6.1	n/a	n/a	n/a
PLEX*							
Q1 2018	64	166	259	296,948	12.1	297,068	12.3
Q1 2017	62	175	263	296,116	12.7	288,873	13.2
% Change	3.2	-5.1	-1.8	0.3	n/a	2.8	n/a
YTD 2018	64	166	259	296,948	12.1	n/a	n/a
YTD 2017	62	175	263	296,116	12.7	n/a	n/a
% Change	3.2	-5.1	-1.8	0.3	n/a	n/a	n/a
TOTAL							
Q1 2018	910	2,218	2,728	255,033	9.0	254,681	8.7
Q1 2017	992	2,429	3,154	255,637	9.5	247,854	9.8
% Change	-8.3	-8.7	-13.5	-0.2	n/a	2.8	n/a
YTD 2018	910	2,218	2,728	255,033	9.0	n/a	n/a
YTD 2017	992	2,429	3,154	255,637	9.5	n/a	n/a
% Change	-8.3	-8.7	-13.5	-0.2	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2018

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	126.2	176.1	5.6	67.9	1,032
	February	561	3.14	4.64	100.2	126.6	176.0	5.6	67.8	1,026
	March	561	3.14	4.64	100.8	126.7	176.8	5.6	68.1	1,018
	April	561	3.14	4.64	101.1	127.0	178.1	5.6	68.6	1,006
	May	561	3.14	4.64	101.5	127.1	180.4	5.5	69.3	997
	June	561	3.14	4.64	102.4	126.7	182.3	5.4	69.9	997
	July	573	3.14	4.84	102.7	126.7	182.3	5.4	69.9	1,008
	August	573	3.14	4.84	103.1	126.7	180.8	5.8	69.6	1,021
	September	575	3.09	4.89	103.1	127.1	179.6	5.9	69.1	1,028
	October	581	3.24	4.99	104.1	127.2	179.0	5.7	68.8	1,027
	November	581	3.24	4.99	104.6	127.7	178.5	5.4	68.2	1,024
	December	581	3.24	4.99	104.7	127.5	178.9	5.0	68.1	1,026
2018	January	590	3.34	5.14	104.8	127.8	180	4.8	68.3	1,018
	February	590	3.34	5.14	105.2	128.5	182.3	4.5	68.9	1,005
	March	590	3.34	5.14		128.7	183.1	4.7	69.3	985
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

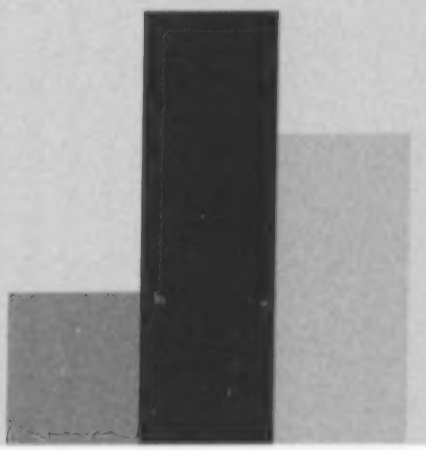
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64215_2018_Q02